

MEMORANDUM

December 2, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-2063
James Zafarana
1030 Bennington Street, East
Boston

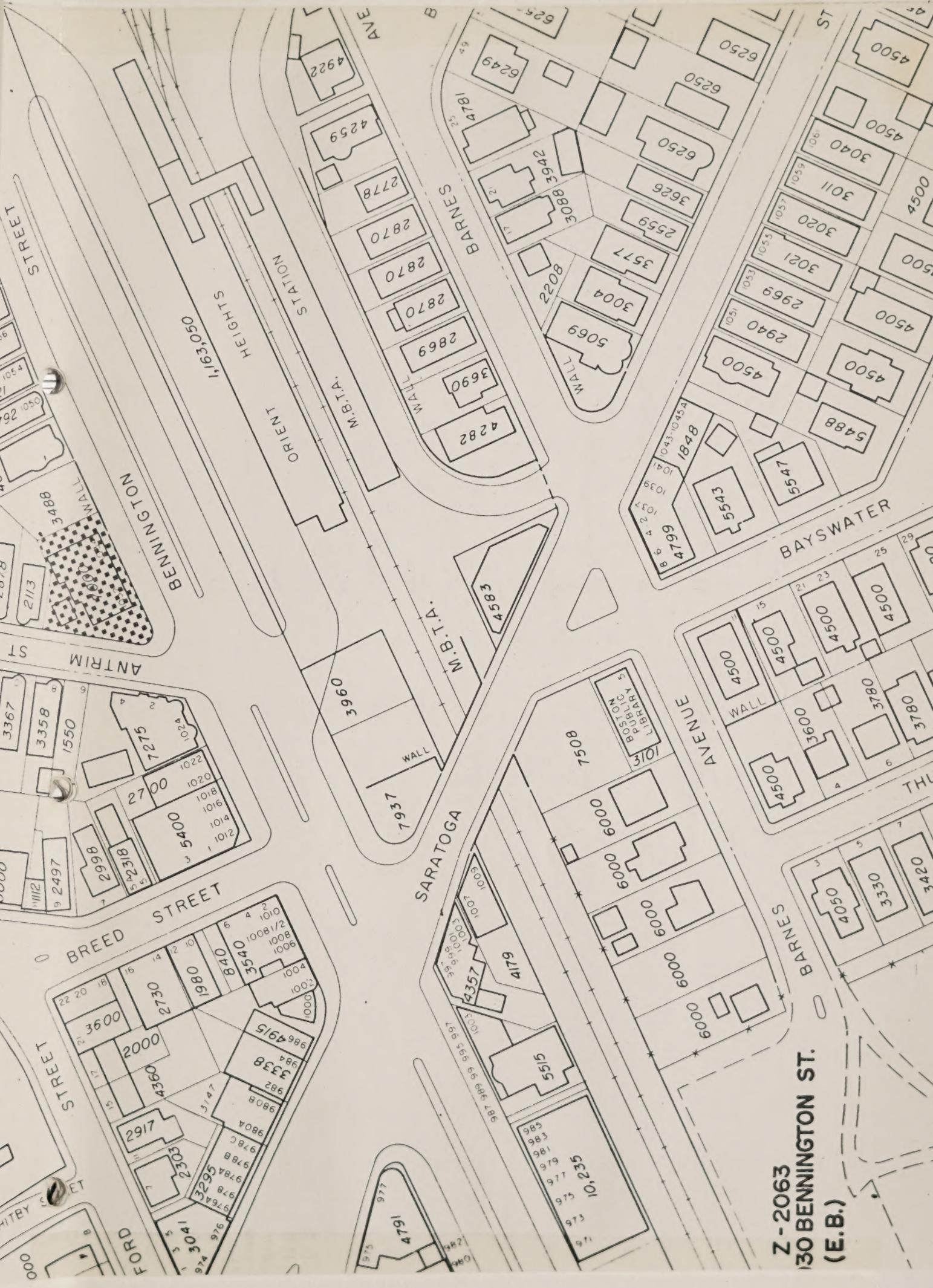
Petitioner seeks four variances to erect a three story and basement 15 unit apartment structure in a residential (R-.8) and a local business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	392 sf/du
Section 15-1. Floor area ratio is excessive.	.8	1.2
Section 17-1. Open space is insufficient.	800 sf/du	209 sf/du
Section 20-1. Rear yard is insufficient.	40 feet	6 feet

The property, located on Bennington Street at the intersection of Antrim Street, contains 10,488 square feet of vacant land. The proposed development would be compatible with the multi-family character of the neighborhood. The petitioner is supplying more than the required parking facilities. The site is within walking distance to the Orient Heights MBTA Station. Recommend approval.

VOTED: That in connection with Petition No. Z-2063, brought by James Zafarana, 1030 Bennington Street, East Boston, for four variances to erect a three story and basement 15 unit apartment structure in a residential (R-.8) and a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposed development would be compatible with the multi-family neighborhood. Sufficient off street parking facilities are to be provided. The site is within walking distance to public transportation.

Z-2063
30 BENNINGTON ST.
(E.B.)



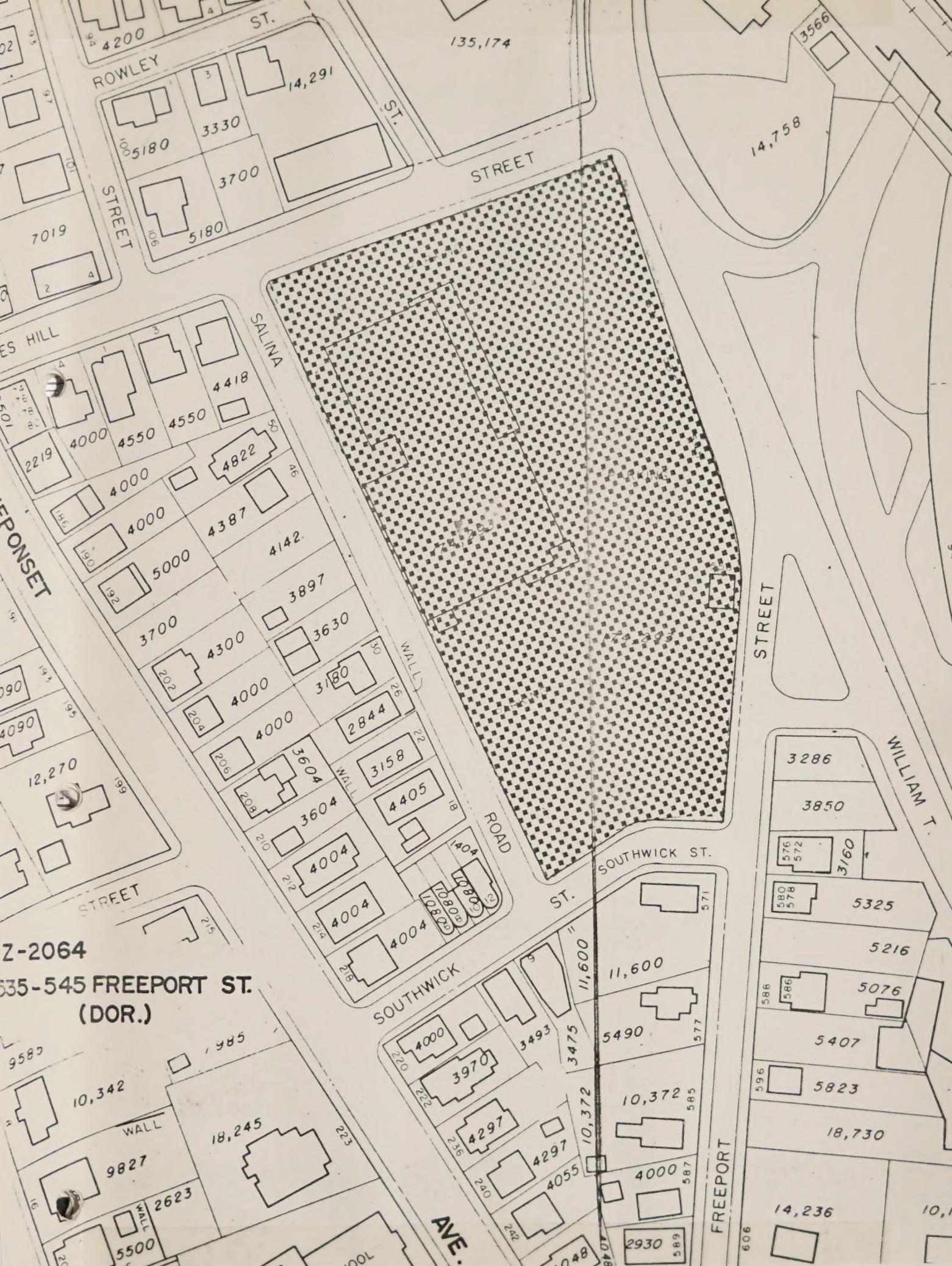
Petition No. Z-2064
First National Stores
535-545 Freeport Street, Dorchester

Petitioner seeks a variance to erect a one story addition to a retail food and grocery structure in a light manufacturing (M-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
③ Section 20-1. Rear yard is insufficient.	20 feet	0 feet

The property, located on Freeport Street between Popes Hill Street and Southwick Street contains a one story retail food and grocery outlet on 3.4 acres of land. The petitioner proposes to erect a 60 x 135 foot addition to the left side of the existing structures. The proposed addition would be utilized for storage and merchandizing of food and grocery products. The rear yard set back would be convenient with the existing building line. Off street parking facilities (225 total) would be more than adequate. Recommend approval.

VOTED: That in connection with Petition No. Z-2064, brought by First National Stores, 535-545 Freeport Street, Dorchester, for a variance to erect a one story addition to a retail food and grocery structure in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The rear yard setback would be consistent with the existing building line. Off street parking facilities would be more than adequate.



Petition No. Z-2066
Lillian B. Fink
137 Welles Avenue, Dorchester

Petitioner seeks an extension of a non conforming use and three variances to erect a one story addition to an industrial structure in a local business (L-1) district. The proposal would violate the code as follows:

Section 9-1. The extension of a non conforming use requires a Board of Appeal hearing.

	<u>Req'd</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	10 feet	5 feet
Section 20-1. Rear yard is insufficient.	20 feet	2 feet
Section 23-5. Off street parking facilities are insufficient.	12 spaces	0

The property, located on Welles Avenue between Dorchester and Neponset Avenues, contains a one story industrial structure on an area of 16,185 square feet, utilized for the manufacturing of shoe findings and ornamentations. The petitioner proposes to erect a one story 54 x 70 foot manufacturing and shipping addition. The proposed extension of this non conforming use would be a serious encroachment on this predominantly residential neighborhood.
Recommend denial.

VOTED: That in connection with Petition No. Z-2066, brought by Lillian B. Fink, 137 Welles Avenue, Dorchester, for an extension of a non conforming use and three variances to erect a one story addition to an industrial structure in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The proposed extension of this non conforming industrial use would be a serious encroachment on this predominantly residential neighborhood.

Petition No. Z-2068
Hebrew Rehabilitation Center
For Aged
1200 Centre Street, Roslindale

Petitioner seeks a forbidden use permit and three variances to erect a six story addition to a rehabilitation center for the aged in a single family (S-.3) district. The proposal would violate the code as follows:

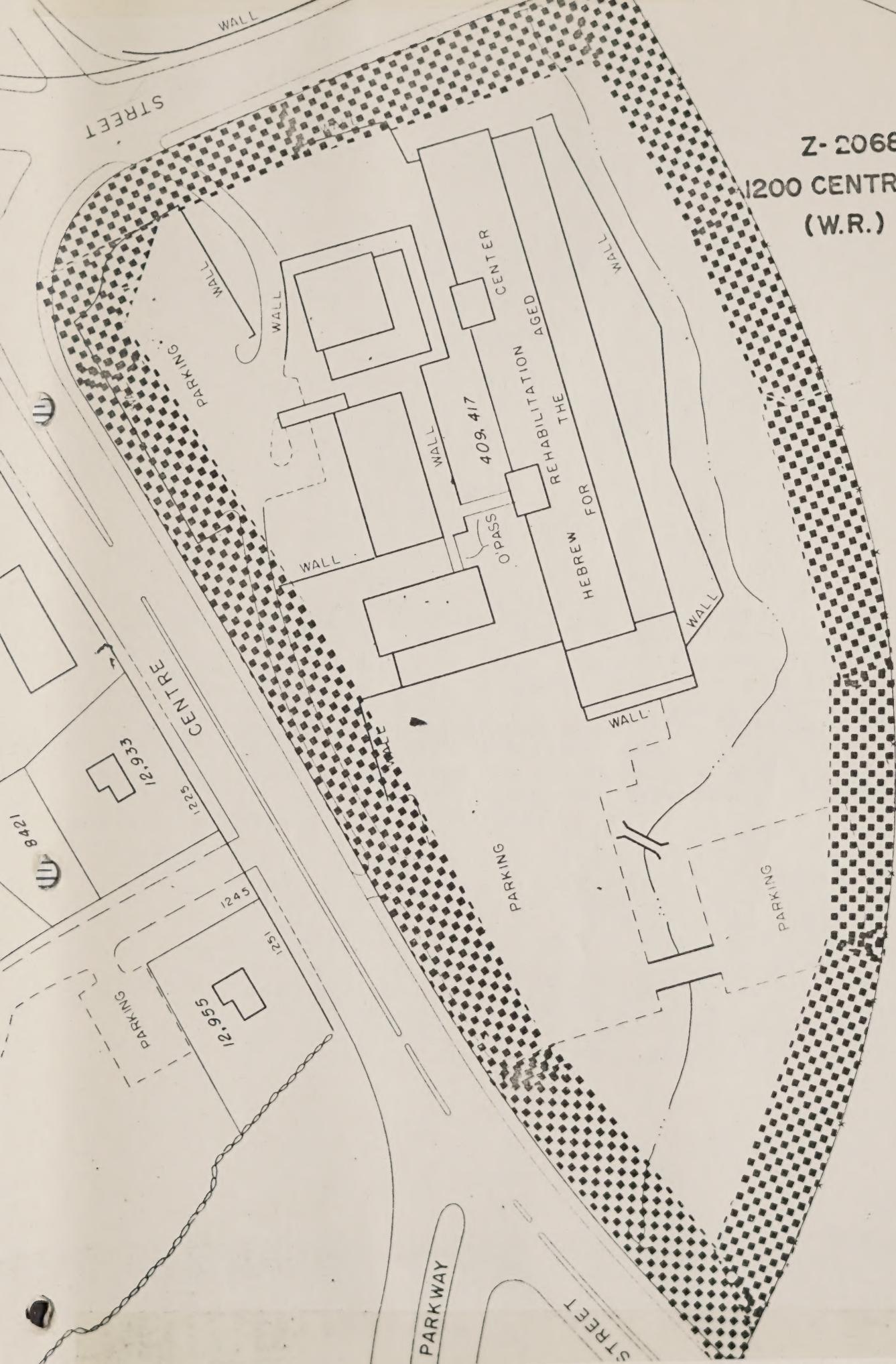
	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A home for the aged is forbidden in an S-.3 district.	
Section 14-2.	Lot area for additional unit is insufficient. 6000 sf/du	2670 sf/du
Section 15-1.	Floor area ratio is excessive. .3	.8
Section 16-1.	Height of building $2\frac{1}{2}$ stories is excessive. 35 feet	6 stories 52 feet

The property, located on Centre Street opposite the intersection of VFW Parkway, contains a seven story elderly rehabilitation center on approximately 9.3 acres of land. The proposed addition would include a 250 bed nursing care building for the aged and the extension of the existing service floor level. A previous proposal, approved by the Authority in August, 1970, was subsequently withdrawn by the petitioner. The current plan indicates a decrease in floor area ratio, a decrease in building lot coverage, a decrease in building height and an increase in the number of loading bays. The proposal is beneficial as it would provide needed additional nursing care for the elderly. The proposed addition would not impose any adverse affects on the neighborhood. A total of 217 off street parking facilities would be provided. Recommend approval.

VOTED: That in connection with Petition No. Z-2068, brought by Hebrew Rehabilitation Center for the Aged, 1200 Centre Street, Roslindale, for a forbidden use permit and three variances to erect a six story addition to a rehabilitation center for the aged in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval. Ample off street parking facilities would be provided. The proposal would be beneficial as it would provide additional nursing care for the elderly and the development would not impose any adverse affects upon the neighborhood.

Z-2068

1200 CENTRE ST.
(W.R.)



Petition No. Z-2069
Regent Realty Trust
6 Hayes Road, West Roxbury

Petitioner seeks a forbidden use permit and three variances for a change of occupancy from 32 to 36 apartments in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A dwelling converted for more families and not meeting the requirements of lot area and open space is forbidden in an R-.5 district.	
Section 10-1.	Parking not allowed in front yard.	
Section 14-2.	Lot area for additional dwelling unit is insufficient.	3000 sf/du 0
Section 17-1.	Open space is insufficient.	1000 sf/du 0

The property, located on Hayes Road at the intersection of Washington Street, contains a three story and basement brick structure on 14,900 square feet of land. In 1966, the Authority opposed the change of occupancy from 32 to 34 units. The front yard of the present development has been hard topped for parking which lends an unattractive appearance to its neighbors. The existing density is already excessive and there is no open space. Only 15 off street parking facilities are provided for the present 32 units. The proposed additional units would only intensify the overcrowding of this apartment complex. Recommend denial.

VOTED: That in connection with Petition No. Z-2069, brought by Regent Realty Trust, 6 Hayes Road, West Roxbury, for a forbidden use permit and three variances for a change of occupancy from 32 to 36 apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The existing density is already excessive and there is no open space. Only 15 spaces are provided for the present 32 units. The proposed additional units would only intensify the serious lack of parking for this apartment complex.

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MEMORANDUM

December 2, 1970

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: Increase in Relocation and Rehabilitation Grants -
Charlestown Project. Request Permission to File Amendatory
Application.

Relocation costs in the Charlestown Urban Renewal Project have greatly exceeded the estimate approved by H.U.D. in September of 1966. In order that the Authority qualify for reimbursement of approximately \$400,000, it will be necessary to file an amendatory application requesting an increase in both Relocation and Rehabilitation Grants.

Since both grants are 100% reimbursable by the Federal Government, there will be no resulting increase in either City or State commitments.

I therefore recommend the Authority adopt the attached Resolution authorizing the filing of an amendatory application requesting increases in Project Temporary Loan and Capital Grant Contract in the amount of \$2,048,092.

Attachment